

EXHIBIT A

Description of Leased Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Being a part of the Rancho Bolsa del Pajaro and beginning on the Northwestern side of the Beach Road and on the line of lands of Richardson, and running thence along the boundary of said lands of Richardson, North 23°30' West 46.60 chains to lands formerly owned by Julius Lee; thence along the boundary of said lands formerly owned by Lee, North 71°15' East 4.48 chains to lands of Mary Burke and Anna Quinn; thence along said lands of Mary Burke and Anna Quinn, South 23°30' East 44.64 chains to the said Beach Road, and thence along the said Northwestern side thereof, South 47° West 4.75 chains to the place of beginning.

PARCEL II:

Beginning at the Northeastly corner of the lands of Mary Frances Allen, being the lands "1st" above described on the Southerly boundary of the lands now or formerly of Julius Lee, thence along said last mentioned boundary North 71°15' East 4.34 chains to the Westerly boundary of the lands formerly of Gallagher; thence along said last mentioned boundary South 23°30' East 43.08 chains to the Northwestly side of the Beach Road; thence along the Northwestly side of the Beach Road, South 47° West 4.60 chains to the Southeast corner of the lands of Mary Frances Allen and thence along the Easterly boundary of said last mentioned lands North 23°30' West 46.60 chains to the place of beginning.

Excepting therefrom the lands conveyed to Santa Cruz Railroad Co. by Deed recorded October 4, 1877 in Volume 24 of Deeds, at Page 466, Santa Cruz County Records.

PARCEL III:

Being a part of the Rancho Bolsa del Pajaro and beginning on the Southwestly boundary of lands now or formerly of Otto Stoesser, at a stake marked "4" and "5", at the Southeast corner of the tract of land assigned, partitioned and set off in severalty to Ed. R. Gallagher; thence along the Southwestly boundary of lands of said Otto Stoesser, South 22° 17' East 9 chains and 70 links to the Northwestly boundary of lands of A. N. Judd; thence along said Northwestly boundary of said lands of the said A. N. Judd, South 38 1/4° West 14 chains and 14 links to a station from which a cottonwood tree, six inches in diameter, bears South 71 1/2° West 38 links; thence North 23 1/2° West 11 chains and 80 links to the Southwest corner of the tract of land assigned, partitioned and set off in severalty to the said Ed. R. Gallagher; thence North 47° East 13 chains and 52 links to the place of beginning.

PARCEL III(A):

A right of way, 10 feet wide, as the same is described in the Decree of Partition in the suit of Gallagher vs Gallagher and recorded in Volume 102 of Deeds, at Page 327, et seq, Santa Cruz County Records.

PARCEL IV:

Beginning at a stake in the fence on the line between the Gallagher estate, and land of one Allen, South 23-1/2° East, 7.91 chains from the center of the County Road known as the Beach Road; thence along said Allen's boundary, South 23-1/2° East, 42.31 chains to a point in the Pajaro River; thence along said river, South 69-1/2° East, 3.25 chains; thence leaving said river and to and along the Northwestly boundary of land in A.N. Judd, North 38-1/4° East, 3.06 chains to a stake, from which a cottonwood tree 6" in diameter bears South 71-1/2° West, 38 links distant thence along the Southwestly boundary of lands of Mary Gallagher, Ed. R. Gallagher, Ellen Arano, and Sidney D. Gallagher, North 23-1/2°

West 44.90 chains; thence South 47° West, 5.30 chains to the point of beginning.

Excepting therefrom that portion thereof conveyed by Mateo Lettunich to Joe T. Lopes by Deed dated September 14, 1920 and recorded September 15, 1920, Volume 298 of Deeds, at Page 109, Santa Cruz County Records.

PARCEL V:

Beginning on the Southwesterly boundary of lands of Otto Stoesser, at a stake marked "3" and "4" at the Southeast corner of the tract of land assigned, partitioned and set off in severalty to one Ellen Arano by Decree of Partition made and rendered by said Superior Court of Santa Cruz County, January 28, 1895, in the action entitled, Sidney D. Gallagher, Plaintiff vs. Catherine Gallagher, et al, defendants, a certified copy of which said decree of partition is recorded in the Office of the County Recorder of Santa Cruz, in Volume 102 of Deeds at Pages 327 and following; thence along the said Southwesterly boundary of the said land Otto Stoesser, South 22° 17' East, 10.49 chains to a stake marked "4" and "5"; thence South 47° West, 13.52 chains; thence North 23-1/2° West, 10.40 chains to the Southwest corner of the tract of land assigned, partitioned and set off in severalty by said decree of partition to the defendant therein Ellen Arano; thence North 47° East, 13.76 chains to the point of beginning, being the tract of land marked "Ed. R. Gallagher, No. 4, 13.374 acres" on the map attached to report No. 1 of the referees appointed by said court in said action for partition.

PARCEL V(A):

A right of way 10 feet wide on each side of the line between the second tract of land assigned and partitioned by said decree of partition to the defendant therein, Catherine Gallagher, and the tracts of land thereby assigned and partitioned to the said Sidney D. Gallagher and other defendants therein, Mary Gallagher, Ed., R. Gallagher, Ellen Arano and Tammie Estrada, from the said boundary of the lands of A.N. Judd to the said Beach Road, for the said Ed. R. Gallagher, his heirs and assigns forever, at all times to pass and repass thereon as appurtenant to the said tract of land hereinabove described.

(Said right of way is for the benefit of and appurtenant to Parcels IV and V above)

PARCEL VI:

Beginning on the southwesterly boundary of the lands of Otto Stoesser at a stake marked "1 and 2", standing at the Southeast corner of the tract of land assigned, partitioned and set off in severalty to Fannie Estrada, thence along the said Southwesterly boundary of the said lands of the said Otto Stoesser, South 22° and 17' East, 10 chains and 13 links to a stake marked "2 and 3"; thence South 47° West 14 chains; thence North 23-1/2° West, 10 chains and 4 links to the Southwest corner of the tract assigned, partitioned and set off in severalty to Fannie Estrada; thence North 47° East, 14 chains and 24 links to the place of beginning, and being the tract of land marked "S.D. Gallagher No. 2, 13.371 acres" on the map attached to Report No. 1 of the Report of Referees in the Settlement of the Estate of Robert T. Gallagher, deceased.

PARCEL VI(A):

A right of way 10 feet wide on each side of the line between the second tract of land assigned and partitioned by said decree of partition to the defendant therein, Catherine Gallagher, and the tracts of land thereby assigned and partitioned to the said Sidney D. Gallagher and other defendants therein, Mary Gallagher, Ed., R. Gallagher, Ellen Arano and Tammie Estrada, from the said boundary of the lands of A.N. Judd to the said Beach Road, for the said Ed. R. Gallagher, his heirs and assigns forever, at all times to pass and repass thereon as appurtenant to the said tract of land hereinabove described.

PARCEL VII:

Beginning on the Southwesterly boundary of the lands of Otto Stoesser at a stake marked "2 and 3" at the Southeast corner of the tract of land set off and assigned to Sidney D. Gallagher in the said decree of partition; thence along the Southwesterly boundary of lands of the said Otto Stoesser, South 22° 17' East, 10 chains and 30 links to a stake marked "3 and 4"; thence South 47° West, 13 chains and 76 links; thence North 23° 30' West, 10 chains and 21 links to the Southwest corner of the tract of land set off to Sidney D. Gallagher, as aforesaid; thence North 47° East 14 chains to the place of beginning, and marked "Ellen Arano No. 3, 13.370 acres", on the map attached to said Decree of Partition.

PARCEL VII(A):

A right of way 10 feet wide on each side of the line between the second tract of land assigned and partitioned by said decree of partition to the defendant therein, Catherine Gallagher, and the tracts of land thereby assigned and partitioned to the said Sidney D. Gallagher and other defendants therein, Mary Gallagher, Ed., R. Gallagher, Ellen Arano and Tammie Estrada, from the said boundary of the lands of A.N. Judd to the said Beach Road, for the said Ed. R. Gallagher, his heirs and assigns forever, at all times to pass and repass thereon as appurtenant to the said tract of land hereinabove described.

PARCEL VIII:

Being a part of the Rancho Bolsa del Pajaro, and beginning in the middle of the Beach Road and at the most Eastern corner of lands of on Peter Hauer, said point of beginning being the most Southern corner of lands conveyed by Cyril Enright to J.S. Enright by deed dated Aug. 30th, 1928, and recorded in Vol. 141 at Page 265 of Official Records of Santa Cruz County (of which the lands herein described area a part) and running thence from said point of beginning along the centerline of said Beach Road, North 47° East, 9.07 chains to the southerly corner of the lands of Tommy Matsuda; thence leaving said road North 22° West, 42.30 chains to lands of one Silva; thence along the boundary of said lands of Silva and the boundary of lands of Carlo Righett et als, South 53° 45' West 9.69 chains to the aforesaid lands of Hauer; thence along said lands of Hauer, South 23° 12' East, 43.18 chains to the place of beginning.

Excepting therefrom the lands conveyed to Santa Cruz Railroad Co. by deed recorded in Volume 24 of Official Records of Santa Cruz County, at Page 466.

PARCEL VIII(A):

A right of way, along and across all that certain land described by its middle line as follows:

Beginning in the middle of the beach Road and at the most Eastern corner of the described lands and running thence on the centerline of a strip of land 20 feet wide, North 22° West to a point 20 feet from the right of way of the Southern Pacific Company; thence on the centerline of a strip of land 40 feet wide North 69° 25' East, 18.0 feet; thence crossing said right of way, North 22° West, 90.00 feet and thence South 69° 25' West, 18.00 feet.

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Beginning in the middle of the Slough which runs near the Northerly boundary of said Rancho Bolsa Del Pajaro at the Northeast corner of lands of Martin; thence along the Easterly boundary of said Martin's land and along the Eastern boundary of lands of Alfred Hughes, S. 23°21' E. 51.07 chains, more or less, to the middle of the road leading from Watsonville to Camp Goodall; thence along the middle of said road, N. 47° E. 9.36 chains to a point in the Westerly boundary of lands of Allen; thence along said Allen's Westerly boundary, N. 23°21' W. 47.14 chains to the middle of the aforesaid Slough; thence N. 23° West about 10 chains to a point in the Southerly line of lands of Julius Lee; thence Westerly along said Lee's said line and along the Southerly line of lands of H. C. Struve about 11 chains to a point in the aforesaid line between lands of Richardson and Martin produced; thence S. 23° East to the point of beginning, more or less, and being and including, 1st - that portion of the tract conveyed to Albert F. Richardson by Charles Kemp by Deed dated December 7, 1866 and recorded in Volume 8 of Deeds, at Page 598, et seq, Records of Santa Cruz County, which lies North of the Beach Road, and 2nd - those two other tracts of land conveyed respectively by H. C. Struve to A. F. Richardson by Deed dated May 16, 1873 and recorded in Volume 16 of Deeds, at Page 627, et seq, Records of Santa Cruz County, and by Lorenz Hanson to A. F. Richardson by Deed dated February 27, 1873 and recorded in Volume 16 of Deeds, at Page 563, et seq, Records of Santa Cruz County.

Excepting therefrom and of the herein described lands that may lie within the lands conveyed by Elmer H. Struve, et ux, to Frank Cardoza, Sr., Frank P. Cardoza, Jr. and Manuel L. Cardoza recorded March 19, 1947 in Volume 546, at Page 349, Official Records of Santa Cruz County.

Also excepting therefrom so much as lies within the exterior boundaries of the Southern Pacific right of way as conveyed in the Deed which recorded October 4, 1877 in Book 24 of Deeds, at Page 468, Santa Cruz County Records.

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